



BEAVERCREEK BOARD OF ZONING APPEALS
Regular Meeting – November 13, 2019, 6:00 p.m.
Council Chambers

- I. CALL TO ORDER
- II. ROLL CALL
- III. REORGANIZATION
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - A. September 11, 2019
- VI. PUBLIC HEARINGS
 - A. CU-19-1, American Tower, 4040 Graham Drive
 - B. V-19-5, Ryan Silcox, 3498 Harmeling Drive
- VII. ADJOURNMENT

BEAVERCREEK BOARD OF ZONING APPEALS
REGULAR MEETING, September 11, 2019, 6:00 PM

PRESENT: Mr. Archibald, Mr. Duerr, Mr. Hung

ABSENT: Mr. Bhatla

Chairman Hung called the meeting to order followed by roll call.

Mr. Archibald MOVED to excuse Mr. Bhatla from the meeting, seconded by Mr. Duerr. Motion PASSED by majority voice vote.

Mr. Duerr MOVED approval of the agenda, seconded by Mr. Archibald. Motion PASSED by majority voice vote.

Mr. Archibald MOVED approval of the June 12, 2019 minutes, seconded by Mr. Duerr. Motion PASSED by majority voice vote.

PUBLIC HEARING

CU-19-1, American Tower, 4040 Graham Drive

Clerk Gillaugh read the notice of public hearing on an application filed by Anthony Amine, 200 E. Big Beaver, Troy, MI 48083, requesting permission to construct a new wireless telecommunication tower and adjacent equipment building as required per Chapter 158.130 (B) of the City of Beavercreek Zoning Code in an A-1 District. This is a replacement of the wireless telecommunication facility that was destroyed in the Memorial Day tornado. The property is located at the western end of Graham Drive further described as Book 1, Page 6, Parcel 9 on the Greene County Property Tax Atlas.

Anthony Amine, representing American Tower, explained the existing tower was damaged due to the tornado that hit on Memorial Day. He said he is here tonight for permission to obtain approval to construct a like for like tower, which is a self-support 164-foot tower at the exact location. Mr. Amine explained the new ordinance requires it to be a monopole, and said with the location it makes the most sense to go back with the existing style tower since the residents are familiar with that style tower.

Mr. Burkett summarized the staff report dated September 6, 2019, which stated the applicant is requesting approval of the reconstruction of a 164-foot self-supporting wireless telecommunication tower. He discussed the location of the property, and explained the tower was there for over 20 years. Mr. Burkett explained the tower was destroyed in the tornado. He said since they are requesting to replace it with a self-supporting tower and not a monopole it requires a conditional use approval. Mr. Burkett reviewed the setbacks from the property lines and said the infrastructure is in place as it was before. Staff did not see an issue with the proposal, and recommended approval of the case with two conditions.

In public input, Randy Bryan, 2423 Rollingview Drive, stated the base of the tower is able to be seen now and if a person goes down La Bonne Drive there is a tower visible that was never visible before. He disagreed with the replacement because the trees are

all gone, and it would take years for the trees to grow back. Mr. Bryan did not feel like the tower does anything for the area, and thought the monopole would look better.

Bill Schieman, 3971 La Bonne Street, stated he was against granting the conditional use. He believed the monopole would be more aesthetically pleasing than what existed before. Mr. Schieman explained they see more of the tower now than they ever did before. He believed the Zoning Code was probably upgraded to specify monopole because they are aesthetically more pleasing. Mr. Schieman assumed because the applicant is asking for conditional use approval there was not an exclusion in the Zoning Code that grandfathered existing cell towers. He stated the only thing that could be reused is the base of the tower and probably the foundation and was sure that was a motivation of the cell tower company to want to replace like for like. Mr. Schieman stated the neighborhood in the area were devastated and they want a break. He said they want the cell tower, but they are requesting something that will be less negatively impacting.

Monica Donohoo, 3971 La Bonne Street, stated she is opposed to the conditional use. She stated she is in favor of monopole because of the aesthetics and that it could be painted green. Ms. Donohoo felt the change in the style of tower was made for a reason and that the City should be compliant with the new Zoning Code requirement.

In written input, Janet Gum, 2555 Grange Hall Road, stating she was in support of the conditional use.

Randy Bryan said on the letter that was sent out, it talked about replacing the tower and not what the Code is currently. He thought were she was coming from was the cell tower needed to be replaced because of the signal. Mr. Bryan stated the letter was not in-depth as far as what was going on.

Bill Schieman stated he did not know about the monopole until he came down into the Zoning Department to find out more information about it. He said for those of them who have made the decision to reconstruct and continue to live there they need the Board's support and to give them the best cell tower they can. Mr. Schieman believed other people would have been here if it had been clear what was at issue.

There being no further public input, the public hearing was closed.

Mr. Archibald asked if a conditional use would be required if the applicant were to construct a monopole at the site. Mr. Burkett stated no, a permit would have been issued. Mr. Archibald said they have heard residents from the area and asked if there was any substantial benefit to reconstructing a similar type tower that was there before instead of replacing it with a monopole. Mr. Amine explained the preference is to replace it like for like because there is an existing foundation for a self-support tower. He stated the area is a very limited area because of elevation changes, and explained the difference with the footing requirements. Mr. Archibald said they had heard from the residents that they would like a more aesthetically pleasing tower, and asked if there was anything that could be done other than installing a monopole tower. Mr. Amine stated no, and it was the engineering dynamics of taking out the old and putting up a new one.

Mr. Duerr thanked those that spoke, and said from what he could see there are two existing structures and asked if this would be a third. Mr. Amine said there are two temporary towers up right now. Mr. Duerr asked if they went through insurance for replacing any of trees, and understood it would not be perfect now but could block the view in the years to come. Mr. Amine explained he did not have the information for that and said if there were any landscaping requirements they would comply with those. Mr. Duerr stated the neighborhood is completely different from what it was, and Mr. Amine agreed it was very sad to see the devastation that occurred. Mr. Duerr questioned if there was a way the applicant and the citizens could come together such as adding a condition that trees be planted or to make the pole more aesthetically pleasing. Mr. Amine stated it was something that could be discussed, but also believed beauty is in the eye of the beholder because everyone has their own opinion.

Mr. Hung echoed a lot of the concerns of the residents, and was concerned because of the drastic change of the neighborhood. Mr. Hung asked if there was any technical reasons it would need to be a replacement tower as opposed to a new monopole. Mr. Amine said that in respect to the operation of the tower there is none, and stated it is purely an Engineering decision. He explained it would be more challenging to do a monopole but it was not impossible. Mr. Hung asked if they would install a monopole if it would have the same technical ability as the self-sustaining tower they intent to rebuild. Mr. Amine said yes. Mr. Hung asked if a monopole is a more advanced version of a self-supporting tower. Mr. Amine explained they are the same and can provide the wireless carriers the structures they need to operate appropriately. Mr. Hung questioned if the application was denied tonight if American Tower would build a monopole because that is what they are required to do or would they look for other tracts of land. Mr. Amine stated if they had to move the tower they would be required to put up a monopole. Mr. Hung questioned if it would take the same amount of time to reconstruct a new tower verses installing a monopole. Mr. Amine said it would take longer because it would be a completely new design.

Mr. Hung said he read the staff report, and questioned why the Board should grant the conditional use request. Mr. Burkett said from a technology standpoint he did not have an answer, but in the process of citizen's rebuilding their structures, the City has allowed some slight nonconformities and they are here to extent the same to this commercial business. Mr. Hung asked why the City hasn't looked at the tower as simply a non-conforming use of the property and asked why they were here today on a permit. Mr. Burkett explained he was erring on the side of caution and wanted the Board to hear the case rather than just okaying it departmentally. Mr. Hung asked if it was Mr. Burkett's opinion that the tower reconstruction would fall under a nonconforming use. Mr. Burkett explained the Code states that all new structures are to be created as a monopole so technically it would be nonconforming because it is not built as a monopole. Mr. Hung said there has been no change in use though. Mr. Burkett agreed the use is conforming the structure would not be because it is not a monopole.

Mr. Duerr asked if there was a place, the members in the audience could come together with the applicant and support the application. Mr. Bryan did not feel the trees would be sufficient. He stated the temporary towers have been in place for three months, and did not feel time was an issue. Mr. Duerr said they still have the opportunity to install a

monopole there. Mr. Bryan said it would look a lot better. Mr. Duerr explained now was the time for them to add conditions and he was giving the citizens an opportunity to speak. Mr. Bryan said he didn't know of any conditions that could be added and asked what could be done because it is a visual thing and it could not be hidden. He questioned why not have the best they could have there so it looks the best it could in the neighborhood.

Mr. Archibald thought they had an opportunity to get into Code compliance and replace the existing tower with a monopole tower.

Mr. Hung called for a motion to approve with the two conditions. No motion was made.

Mr. Archibald MOVED to deny CU-19-1. Motion was seconded by Mr. Duerr, and had a roll call vote of 2-1. (Hung)

Due to lack of having three members concur, the case was continued to the October meeting.

V-19-4, Michael Krouse, 4212 Golden Eagle Court

Clerk Gillaugh read the notice of public hearing on an application filed by Michael Krouse, 4212 Golden Eagle Court, Beavercreek, OH 45430, requesting a variance from Chapter 158.105(C) of the City of Beavercreek Zoning Code, requesting permission to construct a six-foot high fence that would encroach into the required front yard along Golden Eagle Court. The property is located at the northeast corner of the intersection of Golden Eagle Court and Willow Run Drive further described as Book 3, Page 4, Parcel 14 on the Greene County Auditor's Property Tax Atlas.

Michael Krouse, 4212 Golden Eagle Court, stated when he initially applied for his permit all of his paperwork said the closest his fence would be located from the curb was 35 feet. He explained that permit was originally approved, and when the inspection was done he had it marked at 33 feet. Mr. Krouse explained at that point he was notified there was an error on the permit and it was corrected. He stated all of his planning and purchasing was done with what was originally approved at the 35 feet from the curb. Mr. Krouse referred to the Code requirement, and believed the purpose was to protect against visual impedance of the stop sign. He showed several photos he had taken that showed there would be no visual impedance from either direction.

Ms. Pereira summarized the staff report dated September 6, 2019, which stated the applicant is requesting a variance to allow a 6-foot fence that would encroach into the required front yard by approximately seven feet. She discussed the zoning district and the setback requirements for the plat. Ms. Pereira explained the Code requirements for six-foot high fences, and showed a drawing where the Code allows a fence to be located and where the applicant is proposing the fence location. She stated in order to approve a variance the applicant has to show they cannot meet the requirements of the Code, and in this request, that is not the case. Ms. Pereira explained the applicant could set the fence seven feet further back and the fact that there was an error on the original permit is not justification for approval of the variance. Staff recommended denial of the application.

BEAVERCREEK BOARD OF ZONING APPEALS, 9/11/19

In public input, Dr. Michael Hatesohl, 4211 Golden Eagle Court, stated he lives across the street. He said he was surprised the applicant needed a variance. He felt the whole point of this would be safety, and did not think it was a safety issue because it did not create a line-of-sight issue or impede any traffic. Dr. Hatesohl did not have any concerns with the request, and felt it would still be a very safe neighborhood.

There being no more public input, the public hearing was closed.

Mr. Archibald thought Mr. Krouse was the victim of having two front yards. Mr. Pereira explained the majority of variances are for corner lots. Mr. Archibald and Ms. Pereira discussed Chapter 158.105 (C) and (D). Mr. Archibald was not sure if the applicant could install a 42-inch fence and discussed the setback measurements from the front and back of the house to Golden Eagle Court. Mr. Archibald asked about the permit mix up. Ms. Pereira explained the new software the Planning Department has and where the mistake occurred.

Mr. Duerr asked if there is a homeowner's association. Mr. Krouse stated he does not have one. He said he wrote 47 feet and 35 feet on the initial permit application, and was not told property line because he put it in the curb spot on the permit application. He agreed there was a discussion after the initial inspection was failed. Mr. Krouse referred to staff's drawing showing the proposed fence location coming closer to the road off the back corner of his house and said that was incorrect. He explained the fence was going to come off the back corner of the house, which is 47 feet from the curb, and he was asking to go at a slight angle because he didn't want to have to remove a tree and he wanted to include the tree on the inside the fence. Mr. Duerr asked then if the variance request line was incorrect. Mr. Krouse said on the aerial view it was incorrect. He said at the back corner of his house it would be 47 feet to the curb and the closest point it would get would be 35 feet from the curb. Mr. Duerr asked if staff agreed with the assessment in terms of the line Mr. Krouse had explained. Ms. Pereira stated the line maybe incorrect on the plan, but the variance is still for a seven-foot variance from the 35-foot required front yard setback.

Mr. Duerr said he noticed the applicant had already started construction of the fence on the right side, and questioned if he had faced any hardship as if he purchased material from the original approval. Mr. Krouse said yes, everything was planned based upon the initial permit he received. Mr. Duerr questioned if any concrete was in the ground. Mr. Krouse said no, he has had to completely halt construction on that side of the yard. Mr. Duerr asked if there was a reason why the applicant needed a six-foot fence. Mr. Krouse explained they plan on constructing a pool eventually so they need a six-foot fence. He also stated he wanted an area that was save for his children and his dog to play. Mr. Duerr questioned if he had heard from any of his other neighbors. Mr. Krouse explained he spoke to the woman across the street from him on Golden Eagle Court, and she did not have any concerns. He said he has had no complaints from anyone.

Mr. Hung said he understood the applicant is building off the back corner of house and asked if the seven-foot variance was because the location of the trees or if he could built the fence where the red line suggestions. Mr. Krouse stated there are trees in both areas and where the red line was would run directly into a tree and where his line is proposed is in between two trees. He explained where he is proposing the fence it

BEAVERCREEK BOARD OF ZONING APPEALS, 9/11/19

would have the aesthetics of three trees on the inside of the fence and three on the outside of the fence.

Mr. Archibald asked if the fence would go behind the trees to the neighbor's property line. Mr. Krouse stated that was correct. Mr. Archibald questioned how far the property line is off the street. Ms. Pereira said is approximately 12 feet.

Mr. Duerr said the applicant does has two front yards and that is one of the challenging components of this case. Mr. Hung felt like there is some practical difficulties essentially the location of the trees and not having to remove one to install the fence. Mr. Archibald said he was originally basing the variance off the black line on the drawing, but knowing the fence runs off the back of the house and back it was less of an issue.

Mr. Duerr MOVED to approve V-19-4. Motion was seconded by Mr. Archibald. Motion PASSED by a roll call vote of 3-0.

ADJOURNMENT

Mr. Archibald MOVED adjournment at 7:08 p.m., seconded by Mr. Duerr. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

November 6, 2019

STAFF REPORT
CONDITIONAL USE
REQUEST CASE NO. CU 19-1

I. CONDITIONAL USE REQUESTED BY:

Anthony Amine
200 E. Big Beaver
Troy, Michigan 48083

II. NOVEMBER UPDATE

As the Board of Zoning Appeals may recall, this case was heard at the September regularly scheduled meeting. As motion to deny the applicant's request was moved and seconded. The vote was 2-1 on the motion. Since a majority (of the 5-person Board) was not achieved with the vote, it is considered a "no vote". The applicant is bringing the request again, this time with photo simulations (see attached) and a letter from the project manager, explaining the undue hardship brought on by the Memorial Day tornado. Specifically, their insurance will only cover the cost to rebuild the tower as it was, and the foundation work for a monopole would be substantially more in cost than using the existing foundation. See also a letter of explanation from the City's Attorney, attached to this Staff Report.

III. NATURE OF REQUEST:

The applicant is requesting conditional use approval to rebuild a 164-foot high wireless telecommunications self-supporting cell tower that was damaged during the Memorial Day tornado, as required per §158.130 (B) of the City of Beavercreek Zoning Code in an A-1 Zoning District.

Normally the replacement of an existing structure/use due to acts of nature would not require a re-approval of a conditional use, however, the existing structure is a self-supported style tower rather than a monopole. The Zoning Code states that all cell towers need to be constructed as a monopole unless otherwise approved by the Board of Zoning appeals for aesthetic or technical reasons (§158.130 (B) 5).

IV. EXISTING CONDITIONS:

Zoning

The parcel under discussion is the 25.5-acre parcel located at the western terminus of Graham Drive, and is over 1800 feet north of Kemp Road. The property is zoned A-1 Agricultural. A cell tower is permitted within this zoning district as a conditional use.

Surrounding Zoning

A-1 Agricultural zoning exists to the west and south. To the north and to the east is R-1A Single Family Residential

Existing Land Use

The property currently has a private residential structure (heavily damaged by the tornado), an accessory structure (also damaged), a damaged cell tower and related ground equipment. The cell tower base sits 150 feet from the southern property line, 300 feet to the eastern property line, 500 feet from the northern property line, and over 1000 feet to the western property line.

Surrounding Land Use

The parcels to the west and south are large lot residential. The properties to the north and east are single family residential neighborhoods.

Availability of Utilities



The site is currently served by DP&L. These sites typically do not need sanitary sewer, water or natural gas in order to operate.

Floodplain

No portion of the property under review is located within a federally regulated floodplain or floodway.

V. ANALYSIS:

Discussion of Proposed Request

As stated above, the applicant is requesting conditional use approval to rebuild a 164-foot high wireless telecommunications tower and utilize the existing ground equipment as required per §158.130 B of the City of Beavercreek Zoning Code in an A-1 Zoning District. Because they are proposing to reconstruct as a self-supporting tower, rather than a monopole, they need to get conditional use approval, rather than just being grandfathered in as an existing use. There has been a self-supporting cell tower at this location, and this height for at least 25 years without issue. They propose to rebuild the tower the same size, design and location as the previous tower.

VI. RECOMMENDATION:

Staff finds that this conditional use proposal is in line with criteria for approval as established per §158.172 (H)(6)(d) 2. Further, staff recommends that the Board of Zoning Appeals adopt the attached resolution approving this conditional use application.





**RESOLUTION
BOARD OF ZONING APPEALS
CASE NO. CU 19-1**

WHEREAS, OH Anthony Amine, Agent for ATC Towers Services, LLC has made application for conditional use approval for the construction of a wireless telecommunication tower and related ground equipment, to be located on 4040 Graham Drive, Beavercreek Ohio 45431.; and

WHEREAS, the applicant is requesting permission to rebuild a self-supporting wireless telecommunication tower and related ground that was destroyed by the 2019 Memorial Day Tornado; and

WHEREAS, public hearing was held on September 11, 2019 and November 13, 2019, at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that §158.130 has been fully satisfied, as allowed by state and federal laws.

NOW therefore the Board of Zoning Appeals orders that:

1. The conditional use application to allow construction of a wireless telecommunication tower and related ground equipment on 4040 Graham Drive, Beavercreek Ohio 45431, is hereby approved.
2. Conditions of approval shall be as follows:
 - a. The approved plans for this application shall be those stamped "Received August 12, 2019, except as modified herein.
 - b. The height of the pole shall be limited to 164 feet from adjacent grade.
 - c. Prior to the installation of the tower and associated equipment, the applicant shall apply for and receive approval of a zoning permit from the Planning and Development Department.
 - d. Should the use of the facility be discontinued (meaning the structure is not properly maintained, has been abandoned, become obsolete, has been unused or has ceased daily activities or operation for a period of 12 months) the applicants or its successors shall be responsible for its removal.


ACTION BY BOARD OF ZONING APPEALS _____

(Date)

Chairman

MEMORANDUM

TO: RANDY BURKETT, CITY PLANNER

FROM: STEPHEN M. MCHUGH, LAW DIRECTOR 

DATE: NOVEMBER 8, 2019

RE: CONTINUATION OF A NON-CONFORMING USE ABSENT INTENTIONAL ABANDONMENT

City of Beavercreek Ordinance §158.172(H)(4)(C) grants the Board of Zoning Appeals ("BZA") the authority to permit the reconstruction of a nonconforming structure that is greater than 60% destroyed due to an act of God or nature

City of Beavercreek Ordinance §158.172(H)(4)(C) governs BZA appeals. Subsection (H) in particular sets forth the powers and duties of the BZA. Subsection (H)(4)(c) provides that the Board shall have the power to grant exceptions to the zoning code in the following instance, one of which is specifically to "[p]ermit the reconstruction of a nonconforming building which has been damaged by explosion, fire, act of God, or the public enemy, to the extent of more than 60% of the structure is destroyed where the Board finds some compelling necessity requiring a continuance of the nonconforming use and the principle purpose of continuing the nonconforming use will not adversely affect the health, safety or morals of the surrounding area."

Pursuant to Ordinance §158.172(H)(4)(C) the Board shall have the power to grant exceptions to the zoning code, in this case the reconstruction of the self-support tower as opposed to a monopole pursuant to Ordinance §158.130(B)(5), due to the fact that more than 60% the pre-existing self-support tower was destroyed by an act of nature and through no fault of the Applicant. There is no evidence to suggest that the nonconforming use will adversely affect

the health, safety or morals of the surrounding area. As noted in the Staff Report and by the Applicant, a self-support tower of the same height as that proposed now was at the same location for over twenty-five years prior to the Memorial Day tornadoes without any issues. At the time the self-support tower was constructed, the self-support tower design was compliant with the zoning code.

Ordinance §158.130(B)(5) requires “all wireless telecommunication towers shall be designed and constructed as monopole structures unless otherwise allowed by the Board of Zoning Appeals for aesthetic or technical reasons.” An exception should be granted to this zoning requirement pursuant to Ordinance §158.172(H)(4)(C). Ordinance §158.172(H)(4)(C) permits an exception to this zoning ordinance under precisely these circumstances.

Further consistent with Ordinance §158.172(H)(6)(d)2, the Board shall hear and decide applications for wireless telecommunications systems and pursuant to (d) after consideration of the nature and condition of all adjacent and surrounding uses and buildings a review of the conditional use application and any administrative reports, the Board shall, by resolution make the following findings in deciding on the conditional use application:

(d)2 The proposed conditional use will not have a substantial or material detrimental effect on surrounding properties and will not have a substantially negative impact on or substantially conflict with surrounding properties. Pursuant to the Duncan Standards, the construction of a like for like tower, which is identical to the same self-support tower that previously existed, will not have a substantial or material detrimental effect on surrounding properties, as this tower existed in the same fashion prior to the Memorial Day of 2019. The Applicant has indicated that from a financial standpoint, rebuilding as a monopole will add an estimated \$100,000 in construction related costs due to the challenges associated with not being

able to utilize the existing foundation. Additionally, constructing a new foundation to accommodate a monopole would require tree clearing and grading outside the existing compound due to the topography in the lease area. The substantial costs associated with constructing a new foundation, tree clearing and grading outside of the existing compound place an unnecessary burden on the Applicant.

CONCLUSION

I am in agreement with you that the Board can find for the Applicant pursuant to Ordinance §158.172(H)(4)(C) and grant the Applicant's request. Compelling reason exists pursuant to §158.172(H)(4)(C) to grant the Application for the construction of a like for like self-support tower, replicating the structure as it existed for over twenty-five years at the same height and location, as the pre-existing structure was more than 60% destroyed through no fault of the Applicant during the Memorial Day tornadoes.

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November 5, 2019

Zoning Board of Appeals
City of Beavercreek
City Hall
1368 Research Park Drive
Beavercreek, OH 45432

*RE: Beavercreek Board of Zoning Appeals Public Hearing Case No. CU-19-1
Chapter 158.130 (B) Requesting Permission to construct a new wireless
telecommunications tower on 4040 Graham Drive*

To Whom it May Concern:

In response to the outcome of Hearing Case No. CU-19-1 held on September 11, 2019, American Tower Corporation has fully investigated the possibility to rebuild the fallen tower due to a tornado on or about May 29, 2019 as a monopole. For the forgoing reasons, American Tower Corporation has determined a rebuild as a monopole is infeasible:

- (A) From a constructability standpoint the existing foundation is a Pad and Pier type. If we must change to a monopole, we will need to expand the compound to allow for the new foundation and tower as we will no longer be able to utilize the existing self-support foundation as desired. A monopole would pose significant challenges as it would require tree clearing and grading outside the existing compound due to the topography of the lease area.
- (B) From a financial standpoint, rebuilding as a monopole is estimated to add a minimum of \$100,000 in construction related costs due to the challenges referenced in section (A) above.
- (C) American Tower's insurance policy will cover only up to the value of the asset that was lost, resulting in a substantial out of pocket expense for American Tower in order to build a monopole as the asset lost was a self-support. Rebuilding as a self-support is covered by American Tower's insurance policy.

In summary, American Tower respectfully requests that this Board grant the requested variance to rebuild a like-for-like replacement of the self-support tower that was lost due to the tornado.

Respectfully Yours,



Sarah Snell

American Tower Corporation
Real Estate Solutions Project Manager

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

American Tower
Site Number: 205596
Site Name: Beavercreek
Lattice Tower

Photo Simulations
11/04/2019

RECEIVED

NOV 03 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Lattice Tower
North View – Before

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Lattice Tower
North View – After

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Lattice Tower
East View – Before

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Lattice Tower
East View – After

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

American Tower
Site Number: 205596
Site Name: Beavercreek
Monopole

Photo Simulations
11/04/2019

RECEIVED

NOV 03 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Monopole
North View – Before

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Monopole
North View – After

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Monopole
East View – Before

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



American Tower – #205596
Beavercreek – Monopole
East View – After

RECEIVED

NOV 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

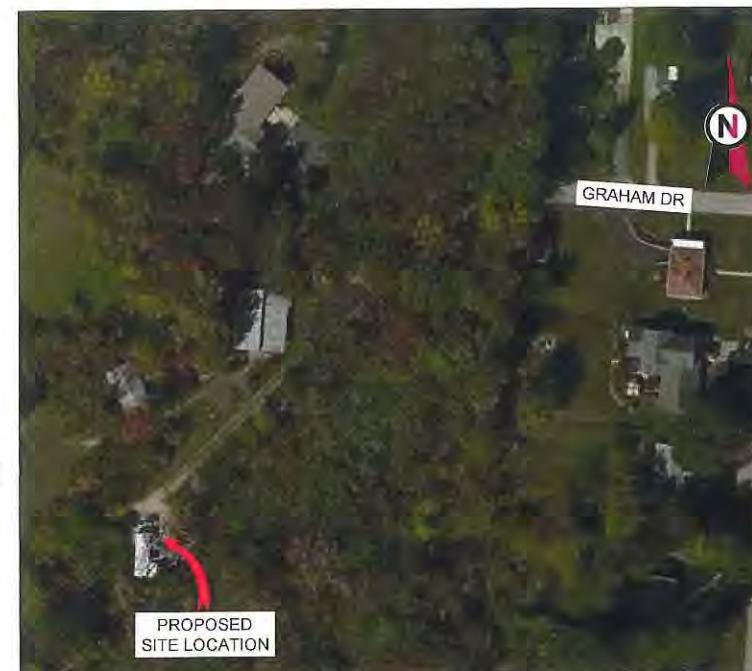


VICINITY MAP



AMERICAN TOWER®

SITE NAME: REBUILD BEAVERCREEK OH
SITE NUMBER: 205596
SITE ADDRESS: 4040 GRAHAM DR
DAYTON, OH 45431



LOCATION MAP

DROP AND SWAP CONSTRUCTION DRAWINGS

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES 5. FEDERAL COMMUNICATIONS COMMISSION (FCC) 6. FEDERAL AVIATION ADMINISTRATION (FAA)	<u>SITE ADDRESS:</u> 4040 GRAHAM DR DAYTON, OH 45431 COUNTY: GREENE <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 39° 45' 45.73" N LONGITUDE: 84° 04' 54.80" W GROUND ELEVATION: 952' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: GREENE COUTY PARCEL NUMBER: B42-0001-0006-0-0009-00	THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW 164' TOWER AND THE REMOVAL OF THE EXISTING TOWER	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
			G-001	TITLE SHEET	0	07/16/19	NW
			G-002	GENERAL NOTES	0	07/16/19	NW
		PROJECT NOTES	V-101	AS-BUILT SURVEY			
			C-101	OVERALL SITE PLAN	0	07/16/19	NW
			C-401	COMPOUND PLAN	0	07/16/19	NW
			C-402	TOWER ELEVATION	0	07/16/19	NW
			C-501	SIGNAGE	0	07/16/19	NW
			E-401	GROUNDING LAYOUT	0	07/16/19	NW
		E-501	ELECTRICAL DETAILS	0	07/16/19	NW	
</							



Know what's below.
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ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: Firm.02041

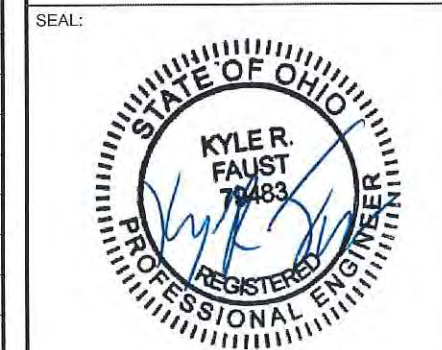
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	07/16/19

ATC SITE NUMBER:
205596

ATC SITE NAME:
**REBUILD BEAVERCREEK
OH**

SITE ADDRESS:
4040 GRAHAM DR
DAYTON, OH 45431



Authorized by "EOR"
Jul 18 2019 5:36 PM

DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
ATC LEGACY #:	307618

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0

RECEIVED

AUG 12 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/IA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
2. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
17. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
20. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
22. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
23. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
24. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
25. CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
2. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
3. A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
4. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
5. STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
7. ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL

8. BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
9. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
10. IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COARSE.
11. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
12. FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
13. SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
14. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
15. THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
16. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
17. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
18. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
20. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING FENCE AS NECESSARY FOR CONSTRUCTION.
2. REMOVE DAMAGED TOWER FROM SITE AND DISPOSE OF APPROPRIATELY.
3. CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS ON EXISTING TOWER FOUNDATION.
4. RE-INSTALL ANY REQUIRED ICE BRIDGES PER ATC CONSTRUCTION SPECIFICATIONS.
5. RE-INSTALL FENCE ONCE CONSTRUCTION IS COMPLETED TO MATCH ORIGINAL CONDITIONS.
6. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

CONCRETE AND REINFORCING STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
4. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:ASTM C-150, TYPE 1 OR 2

REINFORCEMENT:ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC

REINFORCEMENT BARS:ASTM A615, GRADE 60, DEFORMED

NORMAL WEIGHT AGGREGATE:ASTM C-33

WATER:DRINKABLE

ADMIXTURES:NON-CHLORIDE CONTAINING
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

A. CONCRETE CAST AGAINST EARTH: 3"

B. ALL OTHER CONCRETE: 2"
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
14. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
15. CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
16. UNLESS OTHERWISE NOTED:

A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
17. SPlicing OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPliced TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
18. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPliced LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
19. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
20. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
21. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
22. SPlices OF WWF, AT ALL SPliced EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
23. BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
24. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
25. SLAB ON GROUND

A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.

B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

GENERAL FOUNDATION NOTES:

(APPLICABLE FOR EQUIPMENT SHELTER ONLY)

1. THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
2. ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
3. VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
4. INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
5. SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.



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COA: Firm.02041

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	NW	07/16/19
△			
△			
△			
△			


ATC SITE NUMBER:
205596

ATC SITE NAME:
REBUILD BEAVERCREEK
OH

SITE ADDRESS:
4040 GRAHAM DR
DAYTON, OH 45431



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Jul 18 2019 5:36 PM



DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
ATC LEGACY #:	307618

GENERAL NOTES

SHEET NUMBER:
G-002

REVISION:
0

PROJECT SUMMARY

FIELD SURVEY DATE: 06/04/2018

SITE ADDRESS: 4040 GRAHAM DRIVE, DAYTON, OH 45431

PARCEL INFORMATION

OWNER: MARIANNE BACHMAN

OWNER ADDRESS: 4040 GRAHAM DRIVE, DAYTON, OH 45431

APN: B42-0001-0006-0-0009-00

TOTAL AREAS:

PARENT PARCEL: 25.20± ACRES

LEASE AREA: 0.50± ACRES

ACCESS/UTILITY EASEMENT: 0.27± ACRES

UTILITY EASEMENT: 0.04± ACRES

GEOGRAPHIC COORDINATES OF TOWER:

VERTICAL DATUM: NAVD 88

HORIZONTAL DATUM: NAD 83

GROUND ELEVATION: 950'

COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATES. SOUTH ZONE. BEARINGS SHOWN HEREON ARE BASED UPON LEGAL DESCRIPTION OF RECORD.

FLOODPLAIN:

PER THE FEMA FLOOD MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.

COMMUNITY PANEL NO.: 309057C0015D

DATED: 03/17/2011

BOUNDARY NOTE

THIS SURVEY IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY.

ENCROACHMENT STATEMENT

AT TIME OF SURVEY, NO VISIBLE ENCROACHMENTS WERE OBSERVED ONTO OR BEYOND THE LEASE OR EASEMENT AREA, OR THE ACCESS AND UTILITY EASEMENT(S).

LEGAL DESCRIPTION

PARENT PARCEL - AS PROVIDED:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, CITY OF BEAVERCREEK, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

SITUATE IN SECTION 10, TOWN 2, RANGE 7 MRS. IN THE CITY OF BEAVERCREEK, COUNTY OF GREENE, AND STATE OF OHIO, AND BEING PART OF A 69.100 ACRE TRACT AS SURVEYED BY GREENE COUNTY RECORDS IN BOOK 11, PAGE 481 AND AS CONVEYED TO JOHN AND LILA BAER BY DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE SET IN THE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALSO THE NORTHEAST CORNER OF SAID 69.100 ACRE TRACT CONVEYED TO JOHN AND LILA BAER, AND SAID CORNER BEING ALSO THE NORTHEAST CORNER OF HILLCREST PLAT, AND SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF GRANGEVIEW ACRES, SECTION TWO; THENCE WITH THE EAST LINE OF SAID SECTION 10 AND WITH THE EAST LINE OF SAID 69.100 ACRE TRACT CONVEYED TO JOHN AND LILA BAER AND WITH THE WEST PLAT BOUNDARY LINE OF HILLCREST PLAT, SOUTH THREE DEGREES, FORTY-NINE MINUTES, TWENTY-NINE SECONDS WEST (S 3° 49' 29" W) FOR A DISTANCE OF SEVEN HUNDRED THIRTY-SEVEN AND 39/100THS (737.36) FEET TO AN IRON PIN, THENCE NORTH EIGHTY-SIX DEGREES, THIRTY-SEVEN MINUTES, ZERO SECONDS WEST (N 86° 37' 00" W) FOR A DISTANCE OF NINE HUNDRED SIXTY-FIVE AND 40/100THS (965.40) FEET TO AN IRON PIN, THENCE NORTH FOUR DEGREES, ONE MINUTE, TEN SECONDS EAST (N 4° 01' 10" E) FOR A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND 8/100THS (128.08) FEET TO AN IRON PIN, THENCE NORTH EIGHTY-FIVE DEGREES, FIFTY-EIGHT MINUTES, FIFTY SECONDS WEST (N 85° 58' 50" W) FOR A DISTANCE OF SIX HUNDRED FIFTEEN AND 9/100THS (615.09) FEET TO AN IRON PIN SET IN THE WEST LINE OF SAID 69.100 ACRE TRACT CONVEYED TO JOHN AND LILA BAER, THENCE WITH THE WEST LINE OF SAID 69.100 ACRE TRACT CONVEYED TO JOHN AND LILA BAER, NORTH THREE DEGREES, FIFTY-EIGHT MINUTES, TWENTY SECONDS EAST (N 3° 58' 20" E) FOR A DISTANCE OF SIX HUNDRED TWENTY AND 9/100THS (620.00) FEET TO A STONE SET IN THE NORTHWEST CORNER OF SAID 69.100 ACRE TRACT CONVEYED TO JOHN AND LILA BAER, SAID STONE BEING ALSO IN THE NORTH LINE OF SAID SECTION 10 AND BEING ALSO IN THE SOUTH PLAT BOUNDARY LINE OF GRANGEVIEW ACRES, SECTION THREE; THENCE WITH THE NORTH LINE OF SAID SECTION 10 AND WITH THE SOUTH PLAT BOUNDARY LINE OF GRANGEVIEW ACRES, SECTION THREE AND WITH THE SOUTH PLAT BOUNDARY LINE OF GRANGEVIEW ACRES, SECTION TWO, SOUTH EIGHTY-FIVE DEGREES, FIFTY-EIGHT MINUTES, FIFTY SECONDS EAST (S 85° 58' 50" E) FOR A DISTANCE OF ONE THOUSAND FIVE HUNDRED SEVENTY-EIGHT AND 31/100THS (1,578.31) FEET TO THE PLACE OF BEGINNING, CONTAINING 25.195 ACRES, MORE OR LESS.

ATC LEASE AREA - AS PROVIDED/AS SURVEYED (M.O.L. 237/227)

SITUATE IN SECTION 10, TOWN 2, RANGE 7 MRS., CITY OF BEAVERCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING PART OF A 10.567 ACRE TRACT AS SURVEYED BY GREENE COUNTY RECORDS IN BOOK 18, PAGE 17 AND AS CONVEYED TO RICHARD W. AND MARIAN J. BACHMAN BY DEED RECORDED IN DEED BOOK 550, PAGE 300 OF THE DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE SET IN THE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALSO THE NORTHEAST CORNER OF SAID 10.567 ACRE TRACT CONVEYED TO RICHARD W. AND MARIAN J. BACHMAN, AND SAID CORNER BEING ALSO THE NORTHWEST PLAT BOUNDARY CORNER OF HILLCREST PLAT, AND FOLLOWING THE NEXT DESCRIBED SIX (6) COURSES TO THE PLACE OF BEGINNING: COURSE 1: THENCE WITH THE EAST LINE OF SAID BACHMAN 10.567 ACRE TRACT AND WITH THE WEST PLAT BOUNDARY LINE OF HILLCREST PLAT, S 34°29' W, FOR A DISTANCE OF FIFTY AND 1/100THS (50.00) FEET AND AN INTERIOR ANGLE OF 47°36'59" FOR AN ARC LENGTH OF FORTY-ONE AND 55/100THS (41.55) FEET, THE CHORD FOR SAID CURVE BEARS S 70°01'00" W, FOR A DISTANCE OF FORTY AND 37/100THS (40.37) FEET TO A POINT OF TANGENCY; COURSE 2: THENCE S 46°12'30" W, FOR A DISTANCE OF TWO HUNDRED FIVE AND 84/100THS (205.94) FEET TO AN ANGLE POINT MIDWAY WITHIN AN EXISTING WOOD GATE; COURSE 3: THENCE S 39°59'10" W, FOR A DISTANCE OF ONE HUNDRED TWENTY-NINE AND 7/100THS (129.07) FEET TO A POINT; COURSE 4: THENCE S 3°23'00" W, FOR A DISTANCE OF TWELVE AND 22/100THS (12.22) FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING AND IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED 0.500 ACRE PARCEL; THENCE S 3°23'00" W, FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND 9/100THS (242.09) FEET TO AN IRON PIN SET IN THE SOUTH LINE OF SAID BACHMAN 10.567 ACRE TRACT; THENCE WITH THE SOUTH LINE OF SAID BACHMAN 10.567 ACRE TRACT, N 86°37'00" W, FOR A DISTANCE OF NINE AND 1/100THS (9.00) FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF FIFTY AND 1/100THS (50.00) FEET AND AN INTERIOR ANGLE OF 47°36'59" FOR AN ARC LENGTH OF FORTY-ONE AND 55/100THS (41.55) FEET, THE CHORD FOR SAID CURVE BEARS S 70°01'00" W, FOR A DISTANCE OF FORTY AND 37/100THS (40.37) FEET TO A POINT OF TANGENCY; THENCE S 46°12'30" W, FOR A DISTANCE OF TWO HUNDRED FIVE AND 84/100THS (205.94) FEET TO AN ANGLE POINT MIDWAY WITHIN AN EXISTING WOOD GATE; THENCE S 39°59'10" W, FOR A DISTANCE OF ONE HUNDRED TWENTY-NINE AND 7/100THS (129.07) FEET TO AN ANGLE POINT; SAID POINT BEING N 3°23'00" E, FOR A DISTANCE OF TWELVE AND 22/100THS (12.22) FEET FROM THE NORTHEAST CORNER OF SAID 0.500 ACRE PARCEL, THENCE PARALLEL WITH THE NORTH LINE OF SAID 0.500 ACRE PARCEL AND AT TWELVE AND 50/100THS (12.50) FEET MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE, N 86°37'00" W, FOR A DISTANCE OF NINETY AND 1/100THS (90.00) FEET TO A POINT AND THE TERMINUS OF SAID ROADWAY EASEMENT.

ATC ACCESS EASEMENT - AS PROVIDED/AS SURVEYED (M.O.L. 237/227)

ALSO, A TWENTY-FIVE AND 1/100THS (25.00) FEET WIDE ROADWAY EASEMENT THAT EXTENDS FROM GRAHAM DRIVE SOUTHWESTERLY TO AND ADJOINING THE NORTH LINE OF THE FOREGOING DESCRIBED 0.500 ACRE PARCEL, THE CENTERLINE OF SAID ROADWAY EASEMENT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST PLAT BOUNDARY LINE OF HILLCREST PLAT AND IN THE WEST PLAT BOUNDARY LINE OF GRAHAM DRIVE, SAID POINT BEING S 34°29' W, MEASURED WITH THE WEST PLAT BOUNDARY LINE OF HILLCREST PLAT, FOR A DISTANCE OF TWELVE AND 22/100THS (12.22) FEET TO A POINT IN THE WEST PLAT BOUNDARY CORNER OF SAID SECTION 10, SAID POINT OF BEGINNING BEING ALSO S 34°29' W, MEASURED WITH THE WEST PLAT BOUNDARY LINE OF HILLCREST PLAT, FOR A DISTANCE OF TWELVE AND 50/100THS (12.50) FEET FROM THE NORTHWEST RIGHT-OF-WAY CORNER OF GRAHAM DRIVE, THENCE N 86°10'31" W, FOR A DISTANCE OF TWO AND 1/100THS (2.00) FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF FIFTY AND 1/100THS (50.00) FEET AND AN INTERIOR ANGLE OF 47°36'59" FOR AN ARC LENGTH OF FORTY-ONE AND 55/100THS (41.55) FEET, THE CHORD FOR SAID CURVE BEARS S 70°01'00" W, FOR A DISTANCE OF FORTY AND 37/100THS (40.37) FEET TO A POINT OF TANGENCY; THENCE S 46°12'30" W, FOR A DISTANCE OF TWO HUNDRED FIVE AND 84/100THS (205.94) FEET TO AN ANGLE POINT MIDWAY WITHIN AN EXISTING WOOD GATE; THENCE S 39°59'10" W, FOR A DISTANCE OF ONE HUNDRED TWENTY-NINE AND 7/100THS (129.07) FEET TO AN ANGLE POINT; SAID POINT BEING N 3°23'00" E, FOR A DISTANCE OF TWELVE AND 22/100THS (12.22) FEET FROM THE NORTHEAST CORNER OF SAID 0.500 ACRE PARCEL, THENCE PARALLEL WITH THE NORTH LINE OF SAID 0.500 ACRE PARCEL AND AT TWELVE AND 50/100THS (12.50) FEET MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE, N 86°37'00" W, FOR A DISTANCE OF NINETY AND 1/100THS (90.00) FEET TO A POINT AND THE TERMINUS OF SAID ROADWAY EASEMENT.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA AN UNNAMED ROAD FROM A PUBLIC RIGHT OF WAY.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.

3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE LEGAL DESCRIPTIONS FOR THE LEASE AREA AND EASEMENTS REFERENCE A 10.567 ACRE PARCEL OWNED BY RICHARD AND MARIANNE BACHMAN. THE PARCEL HAS SINCE BEEN COMBINED WITH A 14.628 ACRE PARCEL (TOTAL OF 25.195 ACRES), AND OWNERSHIP CONVEYED TO MARIANNE BACHMAN.

8. THE LEASE DOCUMENTS PROVIDED DO NOT CONTAIN A DESCRIPTION FOR THE 30' WIDE UTILITY EASEMENT. THE UTILITY EASEMENT SHOWN HEREON IS PER A SURVEY BY VAN HORN, HOOVER AND ASSOCIATES, DATED 11/14/01, AND IS LOCATED WITHIN THE ATC LEASE AREA (NOT JOINED IN TITLE).

VICINITY MAP

NTS

NOTES CORRESPONDING TO TITLE REPORT

THE TITLE REPORT ISSUED BY SOLIDIFI COMMITMENT NO. ATC-987397-PR WITH AN EFFECTIVE DATE OF MAY 10, 2018 CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

MORTGAGES:

1. A MORTGAGE, DEED OF TRUST OR OTHER LIEN INSTRUMENT FROM AMERICAN TOWER ASSET SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY (BORROWER) DATED MAY 4, 2007 AND FILED ON JUNE 10, 2009 IN (BOOK) 2918 (PAGE) 268 (INSTRUMENT) 11905, OF THE OFFICIAL PROPERTY RECORDS OF GREENE COUNTY, OHIO IN THE AMOUNT OF \$1,750,000,000.00 AND IN FAVOR OF AMERICAN TOWER DEPOSITOR SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LENDER).

AS AFFECTED BY AN ASSIGNMENT OF LIEN FROM AMERICAN TOWER DEPOSITOR SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO LASALLE BANK NATIONAL ASSOCIATION IN (BOOK) 3260 (PAGE) 184 (INSTRUMENT) 011055, OF THE OFFICIAL PROPERTY RECORDS OF GREENE COUNTY, OHIO DATED NOVEMBER 29, 2010, [LOCATED ON SURVEYED LAND, PLOTTED HEREON]

LEASES/EASEMENTS:

2. MEMORANDUM OF LEASE BETWEEN RICHARD W. BACHMAN AND MARIAN J. BACHMAN AND HAMMARBUT CO., DATED DECEMBER 7, 1984 RECORDED DECEMBER 20, 1984, IN BOOK 237 PAGE 227, IN GREENE COUNTY, OHIO.

AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE BETWEEN HAMMARBUT CO. (ALSO KNOWN AS HAMMARBUT CO., TRUSTEE) AN OHIO CORPORATION AND CINCINNATI SMSA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED AUGUST 15, 1985 RECORDED AUGUST 5, 1986, IN BOOK 300 PAGE 530, IN GREENE COUNTY, OHIO, [LOCATED ON SURVEYED LAND, PLOTTED HEREON]

3. ELECTRIC RIGHT OF WAY BETWEEN RICHARD W. BACHMAN AND MARIAN J. BACHMAN (HUSBAND AND WIFE) AND THE DAYTON POWER AND LIGHT COMPANY, DATED FEBRUARY 22, 1985 RECORDED MARCH 6, 1985, IN BOOK 242 PAGE 275, IN GREENE COUNTY, OHIO, [LOCATED ON SURVEYED LAND, PLOTTED HEREON]

4. MEMORANDUM OF SITE AGREEMENT BETWEEN SOUTHERN TOWERS, INC., A DELAWARE CORPORATION, BY SPECTRASITE COMMUNICATIONS, INC., A DELAWARE CORPORATION, AS ITS ATTORNEY-IN-FACT PURSUANT TO TOWER MANAGEMENT AGREEMENT DATED DECEMBER 14, 2000 AND CRICKET OHIO PROPERTY COMPANY, A DELAWARE CORPORATION, AN ENTITY WHICH IS CRICKET COMMUNICATIONS, INC.'S SUBSIDIARY, DATED AUGUST 14, 2001 RECORDED MAY 21, 2002, IN BOOK 1735 PAGE 198, IN GREENE COUNTY, OHIO, [LOCATED ON SURVEYED LAND, PLOTTED HEREON]

5. MEMORANDUM OF SUBLEASE AND PURCHASE OPTION BETWEEN CINCINNATI SMSA TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOUTHERN TOWERS, INC., A DELAWARE CORPORATION (DOING BUSINESS IN OKLAHOMA AS SOUTHERN TOWERS OF DELAWARE, INC.), DATED JUNE 10, 2002 RECORDED MARCH 4, 2004, IN BOOK 2202 PAGE 713, IN GREENE COUNTY, OHIO.

AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT BETWEEN SOUTHERN TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND AMERICAN TOWER ASSET SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 28, 2007 RECORDED FEBRUARY 20, 2009, IN BOOK 2878 PAGE 362, IN GREENE COUNTY, OHIO, [LOCATED ON SURVEYED LAND, PLOTTED HEREON]

6. MEMORANDUM OF LEASE BETWEEN RICHARD W. BACHMAN, TRUSTEE UNDER THE RICHARD W. BACHMAN REVOCABLE LIVING TRUST AGREEMENT AND CINCINNATI SMSA TOWER HOLDINGS, LLC, DATED DECEMBER 14, 2003 AND MARIANNE J. BACHMAN, TRUSTEE UNDER THE MARIANNE BACHMAN REVOCABLE LIVING TRUST, DATED JULY 16, 2010, RECORDED SEPTEMBER 9, 2010, IN BOOK 3054 PAGE 598.

AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT BETWEEN SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY FKA CINCINNATI SMSA TOWER HOLDINGS LLC AND AMERICAN TOWER ASSET SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 11, 2014 RECORDED MARCH 10, 2015, IN BOOK 3584 PAGE 0212, IN GREENE COUNTY, OHIO, [LOCATED ON SURVEYED LAND, PLOTTED HEREON]

SURVEYOR'S NOTES (CONT.)

9. MULTIPLE SPELLINGS OF THE LANDLORD'S NAME WERE OBSERVED IN THE PROVIDED DOCUMENTS OF RECORD.

10. PROVIDED EASEMENT IS FOR ROADWAY PURPOSES ONLY. HOWEVER, THE M.O.L. DOES PROVIDE ATC WITH THE RIGHT TO INSTALL UTILITIES ACROSS THE PARENT PARCEL.

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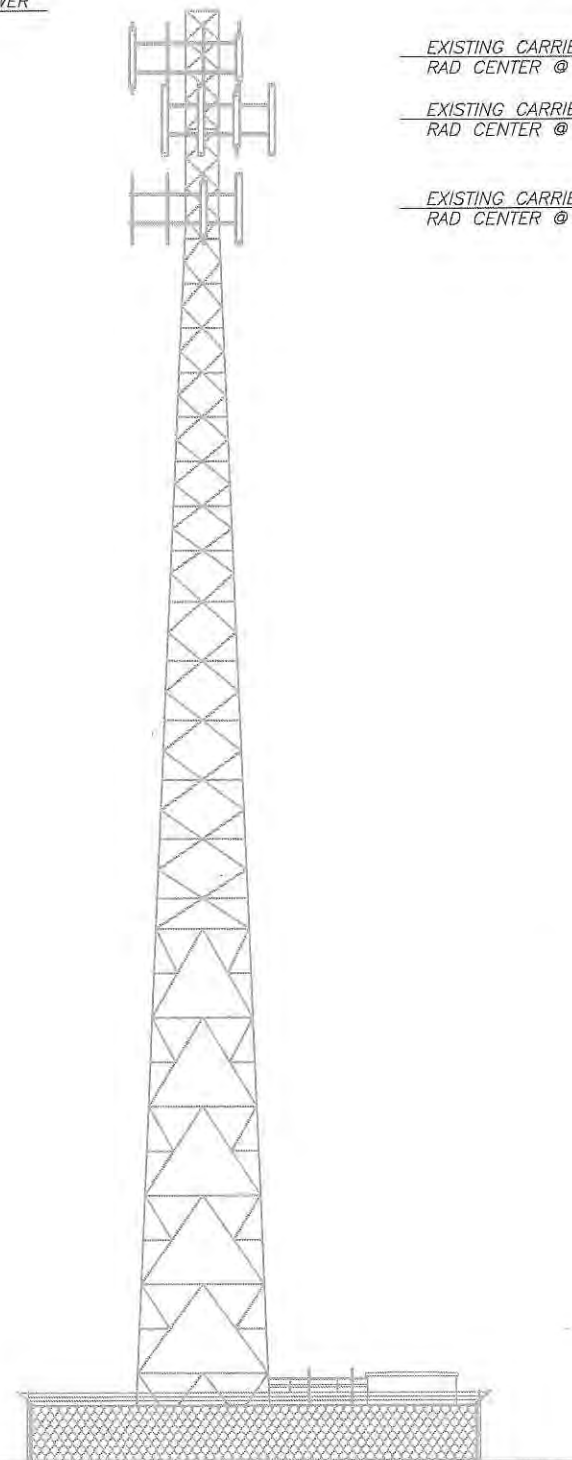
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TOP OF EXISTING TOWER
ELEV. 1114' AMSL
ELEV. 164' A.G.L.



EXISTING GRADE
ELEV 950' AMSL
ELEV 0' A.G.L.

1 EXISTING TOWER ELEVATION
SCALE: NOT TO SCALE

EXISTING CARRIER ANTENNAS
RAD CENTER @ 158'

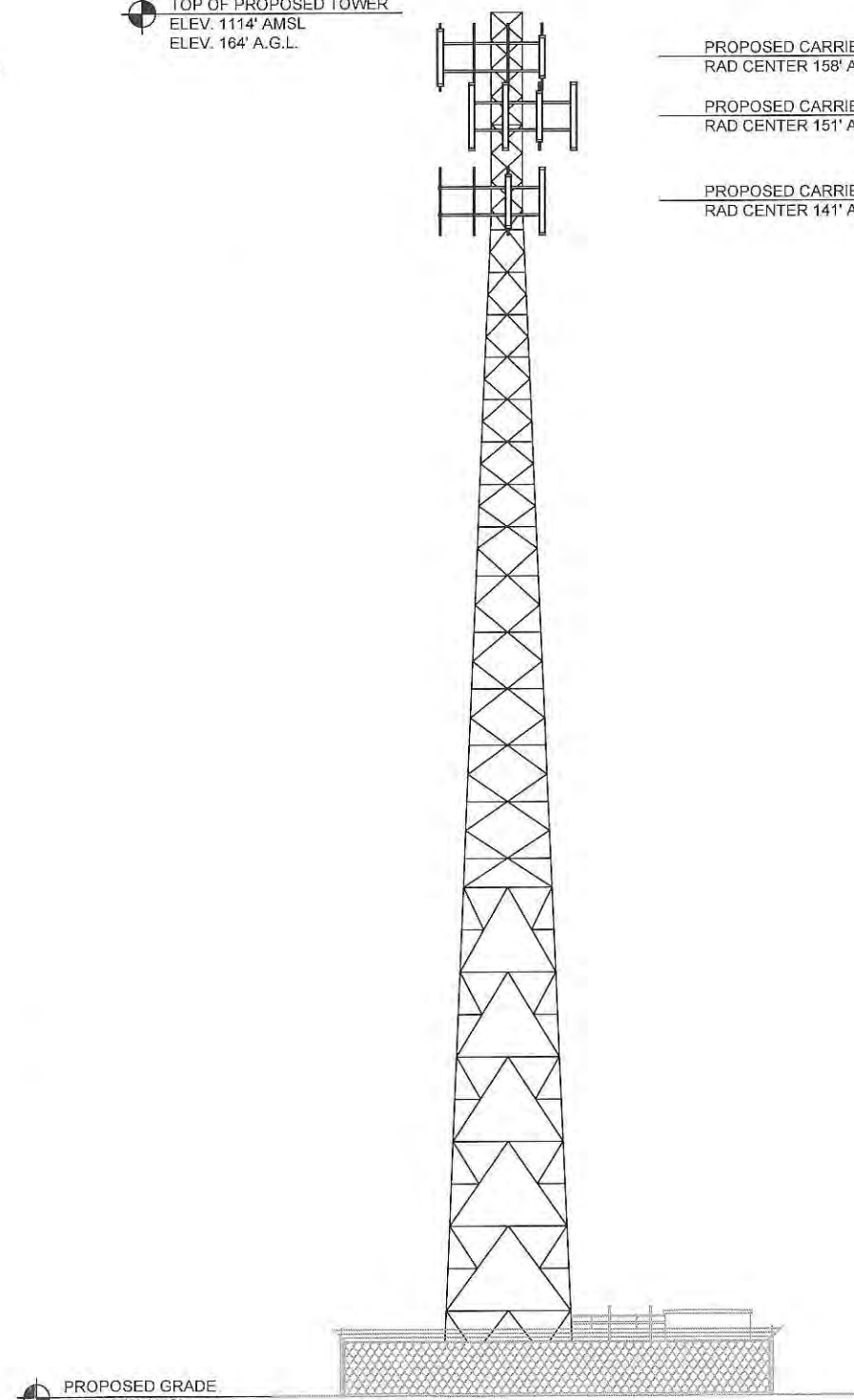
EXISTING CARRIER ANTENNAS
RAD CENTER @ 151'

EXISTING CARRIER ANTENNAS
RAD CENTER @ 141'

TOWER NOTE:

1. NO LIGHTING IS REQUIRED BY FAA.

TOP OF PROPOSED TOWER
ELEV. 1114' AMSL
ELEV. 164' A.G.L.



PROPOSED GRADE
ELEV 950' AMSL
ELEV 0' A.G.L.

2 PROPOSED TOWER ELEVATION
SCALE: NOT TO SCALE

PROPOSED CARRIER ANTENNAS
RAD CENTER 158' A.G.L.

PROPOSED CARRIER ANTENNAS
RAD CENTER 151' A.G.L.

PROPOSED CARRIER ANTENNAS
RAD CENTER 141' A.G.L.


AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: Firm.02041

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	07/16/19


ATC SITE NUMBER:
205596

ATC SITE NAME:
REBUILD BEAVERCREEK
OH

SITE ADDRESS:
4040 GRAHAM DR
DAYTON, OH 45431

SEAL:



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APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
ATC LEGACY #:	307618

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-402	0



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3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: Firm.02041

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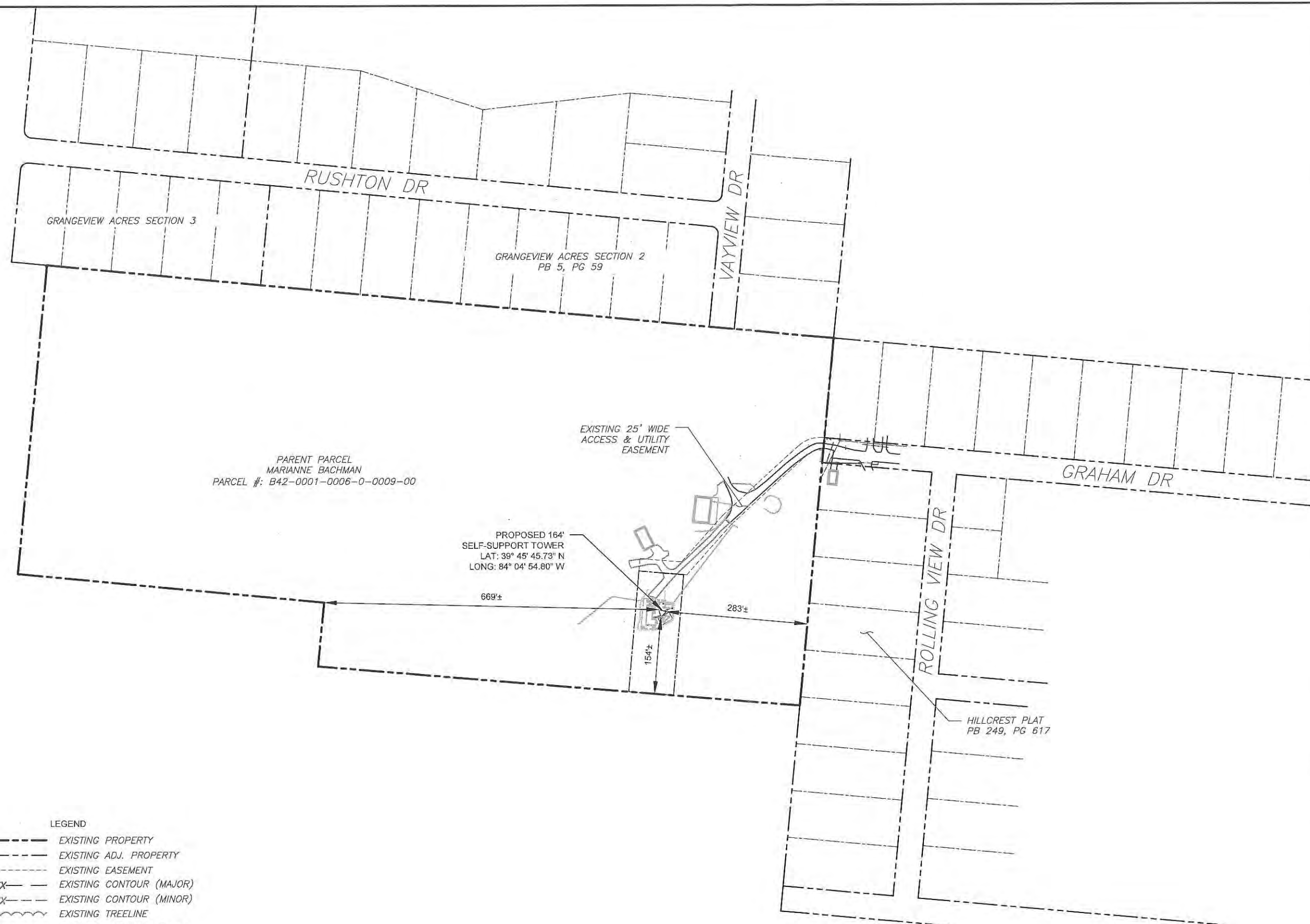
OVERALL SITE PLAN

SHEET NUMBER:

C-101

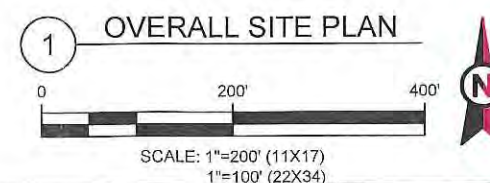
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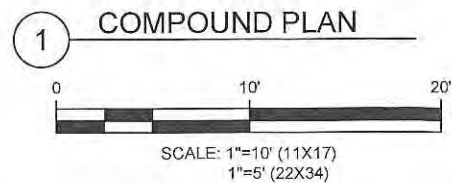
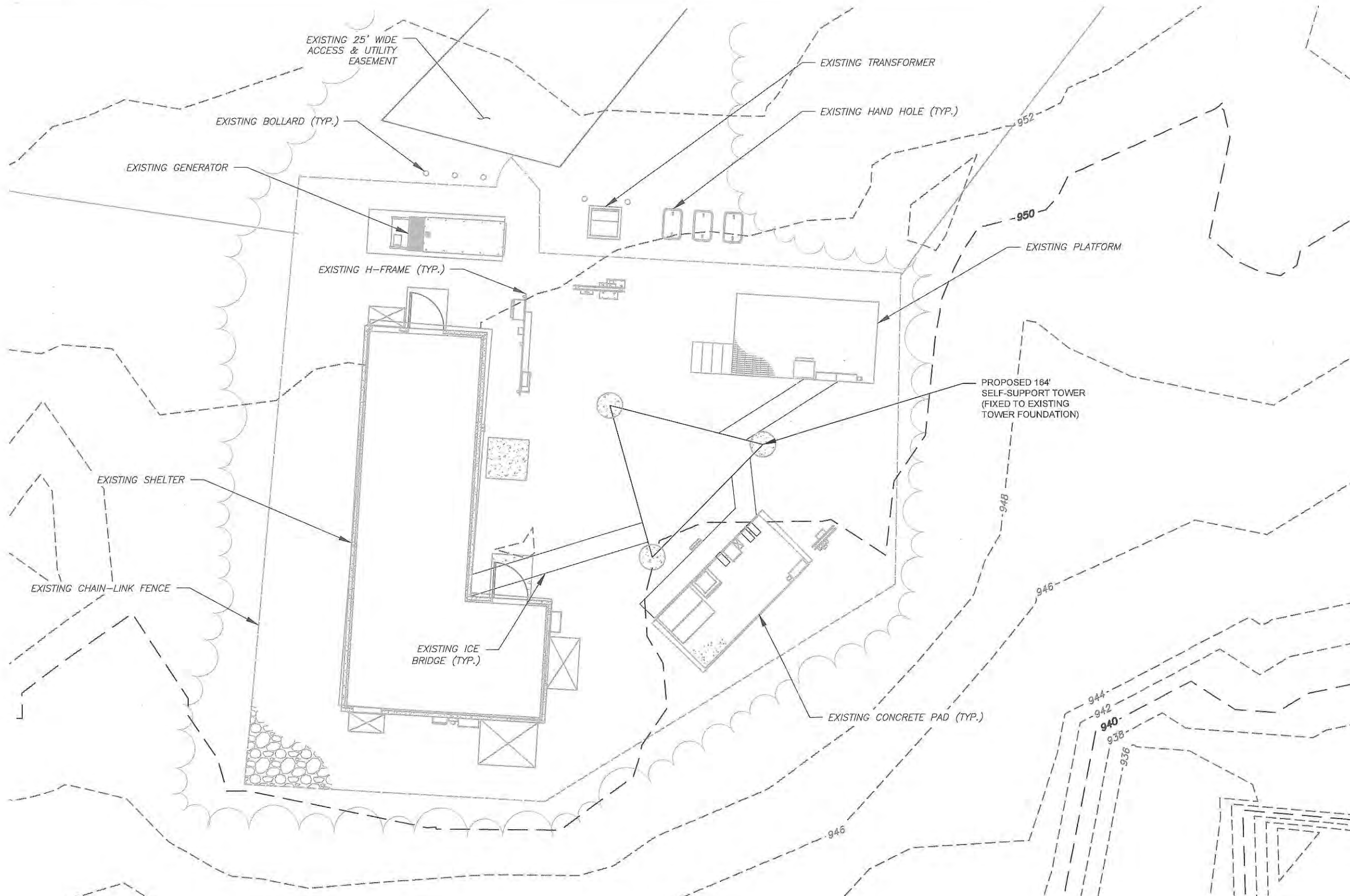
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LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING STORM DRAIN
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA





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REBUILD BEAVERCREEK
OH

SITE ADDRESS:
4040 GRAHAM DR
DAYTON, OH 45431

SEAL:



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DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
ATC LEGACY #:	307618

COMPOUND PLAN

SHEET NUMBER:	REVISION:
C-401	0

!

CAUTION

Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

!

WARNING

Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN

NOTICE

GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

All personnel should have electromagnetic energy (EME)
awareness training.

All personnel entering this site must be authorized.

Obey all posted signs.

Assume all antennas are active.

Before working on antennas, notify owners and disable appropriate
transmitters.

Maintain minimum 3 feet clearance from all antennas.

Do not stop in front of antennas.

Use personal RF monitors while working near antennas.

Never operate transmitters without shields during normal operation.

Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

18"

AMERICAN TOWER

SITE NAME : REBUILD BEAVERCREEK

SITE NUMBER : 205596

FCC REGISTRATION # :

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

18"

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

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ATC SITE NUMBER:
205596

ATC SITE NAME:
REBUILD BEAVERCREEK
OH

SITE ADDRESS:
4040 GRAHAM DR
DAYTON, OH 45431

SEAL:

STATE OF OHIO

KYLE R. FAUST
70483

REGISTERED PROFESSIONAL ENGINEER

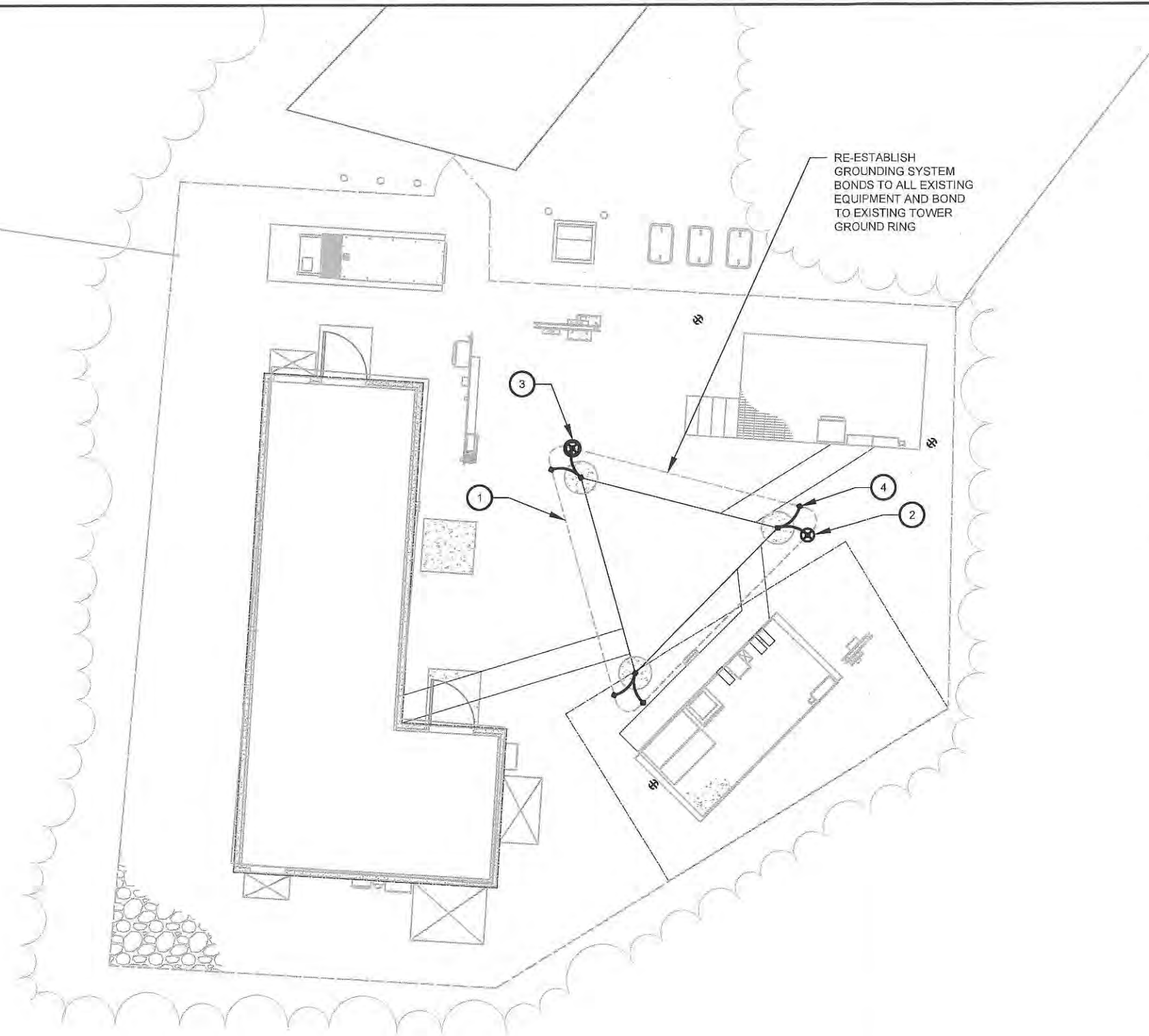
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DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
ATC LEGACY #:	307618

SIGNAGE

SHEET NUMBER:
C-501

REVISION:
0



GROUNDING PLAN NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
3. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
4. REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING.
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

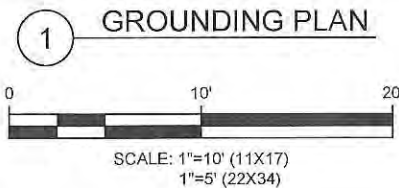
1. #2 AWG SBTG TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
2. 3/4" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
3. 3/4" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
4. TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.

INSTALLATION NOTES:

1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
 - 1.1. TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, 4 RADIALS TO CORNERS. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOLITION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
3. IF GROUNDING SYSTEM RESISTANCE (STEP 2) IS GREATER THAN 10 OHMS, INSTALL LEVEL II COMPOUND GROUND RING.
4. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOLITION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
5. IF GROUNDING SYSTEM RESISTANCE (STEP 4) IS GREATER THAN 10 OHMS INSTALL LEVEL III ADDITIONAL RADIAL IN ROAD AND COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

- | | | | |
|-------|-----------------------|---|-------------------|
| ----- | GROUND WIRE (LEVEL I) | ⊗ | COPPER GROUND ROD |
| ■ | EXOTHERMIC WELD | ⊗ | TEST WELL |
| ● | MECHANICAL WELD | | |



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205596

ATC SITE NAME:
REBUILD BEAVERCREEK
OH

SITE ADDRESS:
4040 GRAHAM DR
DAYTON, OH 45431

SEAL:



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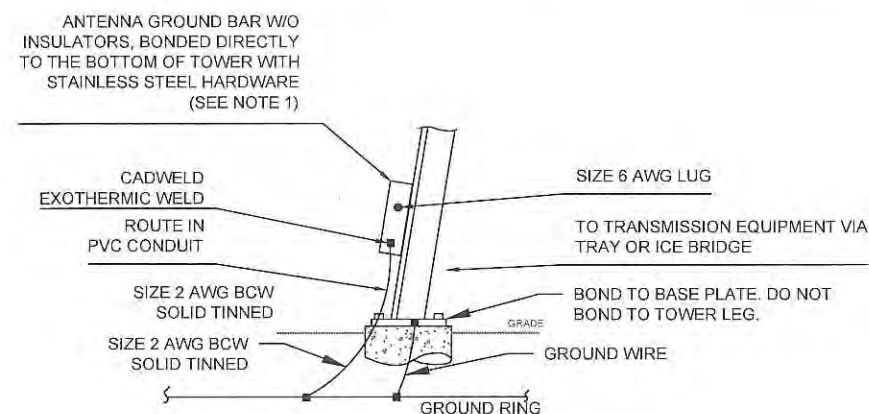
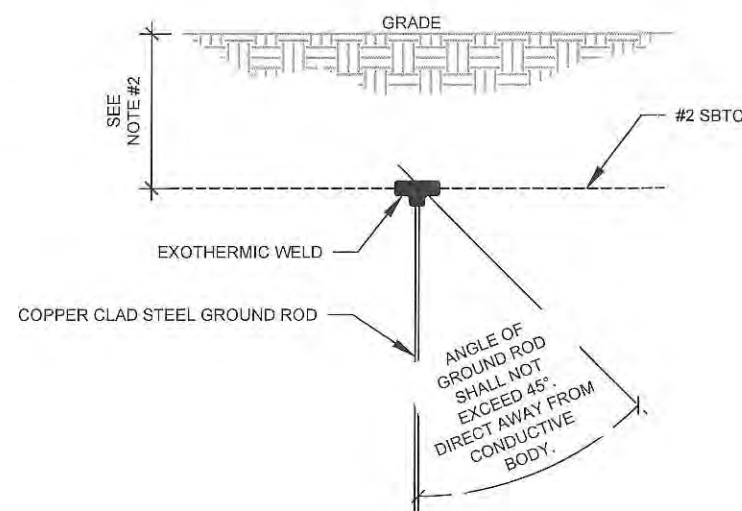
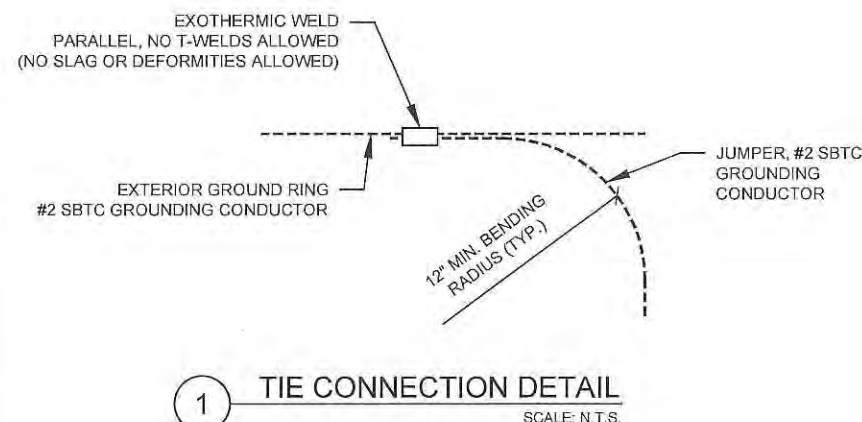
DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
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GROUNDING LAYOUT

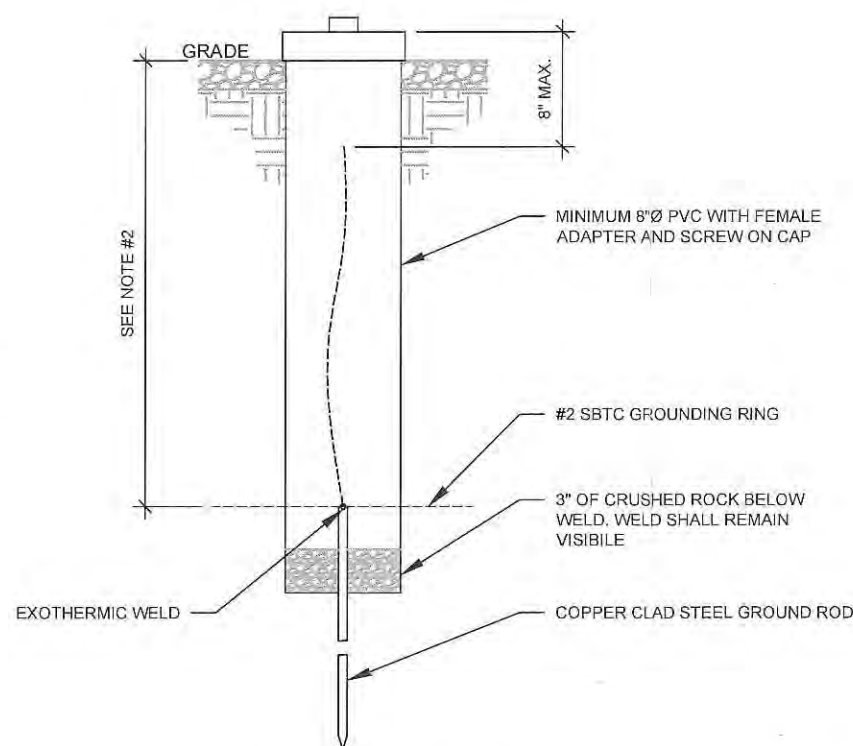
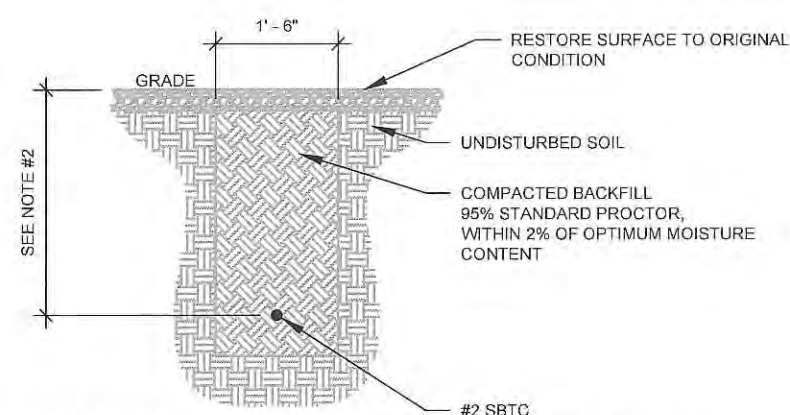
SHEET NUMBER:	REVISION:
E-401	0

NOTES:

1. LOCATE BEFORE DIGGING.
2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



- NOTE:
1. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED. GROUND BAR IS NOT REQUIRED FOR SITES WITH ONE COAX CABLE.



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4			

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ELECTRICAL DETAILS

SHEET NUMBER:	REVISION:
E-501	0



November 8, 2019

BOARD OF ZONING APPEALS STAFF REPORT

CASE: V 19-5

APPLICANT: Ryan Silcox
3498 Harmeling Drive
Beavercreek OH 45440

NATURE OF REQUEST:

The applicant is requesting approval of a variance to allow a 6-foot fence to encroach into the required front yard by twenty-two feet.

FINDINGS:

1. The property under discussion is located at 3498 Harmeling Drive, within Section 1 of Fairfield Downs.
2. The property has a zoning designation of R-1A, One Family Residential that requires a minimum front yard setback of forty feet.
3. Section 158.105 (C) of the City of Beavercreek Zoning Code States: No fence, wall or hedge shall rise over 42 inches in height within any required front yard.
4. There is an existing 42-inch fence on the property that the applicant is proposing to replace with a six-foot tall privacy fence.

DISCUSSION:

As the board is aware, in order for Staff to recommend approval of a variance, the applicant must justify why the fence cannot be placed in a location that meets the requirements of the code. As shown in the attached aerial photo, a six-foot tall privacy fence can enclose the rear yard, stay out of the required front yard setback, and still meet the requirements of the code. All of the applicants concerns outlined in the justification can still be addressed by placing the six-foot fence outside of the front yard setback. The applicant purchased the property in August of 2019 with 0.16 acres enclosed by a fence. By adhering to the restrictions of the zoning code, 0.16 acres would still be able to be enclosed by a six-foot privacy fence, just in a slightly

different configuration. Staff finds that the variance request from §158.105(C) does not meet the requirements for approval per §158.172 (H)(5)(a) of the City of Beavercreek Zoning Code.

RECOMMENDATION:

Staff recommends that the Board of Zoning Appeals find that:

1. The reasons set forth in the application are not valid and do not justify the granting of the requested variance, and
2. The eight items in §158.172 (H)(5)(a) have not been fully satisfied.

Staff further recommends that the Board of Zoning Appeals adopt the attached resolution denying a variance from §158.105 (C).

**RESOLUTION
BOARD OF ZONING APPEALS
CASE NO. V 19-5**

WHEREAS, Ryan Silcox, has made application for a variance from the strict application of the requirements of the City of Beavercreek Zoning Code for the property located at 3498 Harmeling Drive; and

WHEREAS, the applicant is requesting permission to construct a six foot fence that would encroach into the required front yard by 22 feet.

WHEREAS, a public hearing was held on November 13, 2019, at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that the reasons set forth in the application are not valid and do not justify the granting of the variance; and

WHEREAS, the Board of Zoning Appeals finds that subparagraphs 1 through 8 of §158.172 (H) (5) (a) have not been fully satisfied.

NOW therefore the Board of Zoning Appeals orders that:

A variance from the front-yard setback requirement be denied.

ACTION BY BOARD OF ZONING APPEALS

(Date)

Chairman



XXX FENCE PERMITTED
(6-FT TALL)

FAIRFIELD



1" = 30 feet

Red = property line

Green = proposed 6 ft. fence

Blue = existing playground

Orange = existing 4 ft. fence

Variance Request Supporting Information

Resident: Ryan and Ashley Silcox

Address: 3498 Harmeling Dr. Beavercreek, OH 45440

The variance being requested is for the installation of a six foot tall privacy fence. The lot is a corner lot on Harmeling Dr. and South Fairfield Rd. The right side of the backyard (as viewed from the back of the house looking north) is the side bordering South Fairfield Rd. The planned layout for the fence would surround the backyard.

On the northern side of the lot, the fence would run east-west on the property line between myself and the northern neighbor which is a 12-foot expansion beyond the current 4-foot fence location. I've spoken with the neighbor to the north and he has no objections to the fence.

On the western side of the lot, the fence would run north-south on the property line between myself and my western neighbor. It would follow the current 4-foot fence position/location.

On the eastern side of the lot the fence would run north-south. I'm proposing to set the fence back (moved west) 14 feet from where the current 4-foot fence sits. The fence would sit a total of 20 feet off from the center of the sidewalk.

The southern side of the lot would require two spans; one on each side of the residence. Each span would mirror the current 4-foot fence position and would only change based on height. Gates (60 inch wide) would be installed on either side, one leading off of the patio, and the other leading into the driveway.

The variance for the fence installation is required since the east wall of the fence would sit in the defined easement zone. It is important to note that my southern neighbor has a fence similar in proposed nature inside of the easement and it does not create a visual obstruction for traffic or degrade overall aesthetics. My proposed fence would fall in line similar to the southern neighbors as well as sit in line with the front of the residence of my northern neighbor.

My intent in installing the fence leverages 6 key points:

- 1) The current existing 4-foot picket fence sits further into the easement than the proposed eastern boundary of my fence. I am actually planning to cede fenced-in area on the eastern boundary further respecting the easement.
- 2) From a safety perspective I'm addressing three separate factors:
 - a) I have two young children that play in the backyard and my concerns with them knocking a ball, toy, or wandering towards the road presents a safety implication to both children and drivers on the road.

- b) I have a medium sized dog and keeping the dog within the fence boundaries helps avoid any issues with the animal jumping a low-level fence and getting into the road and interfering with traffic.
 - c) My northern neighbor has a self-proclaimed aggressive dog towards kids and other animals and a fence would help keep my children and pet from any possible altercation that could result.
- 3) The backyard has a playground in it and the proposed fence would allow me to retain the playground structure and location. The eastern portion of the fence would still enable me to keep the structure within the yard as it is the only viable location given the rest of the yard is a hill and/or patio.
- 4) The sidewalk is a functional use sidewalk, but sees little to no traffic as it dead-ends at the northern boundary of my property. The fence would not interfere with the sidewalk and actually on the eastern edge as proposed cedes more space on the edges of the sidewalk than the current fence.
- 5) The proposed fence would not interfere with the intersection and visibility or safety for traffic. The fence sits far enough back that traffic can still be seen clearly to the north from the intersection stop sign on Harmeling. Additionally, as proposed, traffic travelling south on S Fairfield would still be able to see traffic sitting at the intersection of Harmeling waiting to turn or cross. The proposed location for the eastern boundary of the fence does not create a safety/visibility hazard.
- 6) My acknowledgement and understanding of the easement and rules regarding structures in the easement is clear. If the fence is approved and installed, and if in the future the county needs to claim footage or portions of the easement back, I understand my fence could be subject to being moved or offset. My understanding and acknowledgment of the easement rules should not interfere with the county's use of the area.

The fence would be installed by a licensed, bonded, and insured contractor (as of yet to be identified) and all actions required for its installation are being addressed by the contractor. This includes all contact with Utility companies prior to any digging in order to map out underground lines.

Attached are overheads taken from Google Earth maps being used to show the location of the current playground, 4-foot fence existing, as well as the proposed location of the new fence.

My goal is to not only provide a safe, enclosed area that my family and I can enjoy, but also to make it as transparent as possible to any traffic (by ceding existing eastern border and also by ensuring that traffic at the intersection of Harmeling and S Fairfield as well as traffic on S Fairfield can safely see and transit the area). Additionally, I'm targeting keeping the fence even with my northern neighbor's residence on the eastern boundary. The City of Beavercreek

actually *gains* linear footage and distance based upon the proposed eastern boundary location while still affording me the opportunity to provide safety for my family while providing privacy and enhancing the overall aesthetics of the property.

If there are any questions, or if any additional information is required please don't hesitate to contact me directly.

Ryan and Ashley Silcox
3498 Harmeling Dr.
Beavercreek, OH 45440
Cell- 937-238-2575
Email- ryaninformation@gmail.com

Property owners located within the 500-foot buffer area from Greene County website:

DISTANCE,LSN,USPS_CITY,STATE,ZIPCODE
85.08035121529353,3498 HARMELING DR,DAYTON,OH,45440
151.14018424983553,3495 HARMELING DR,DAYTON,OH,45440
159.50023826674297,3516 HARMELING DR,DAYTON,OH,45440
161.08019877733668,3511 HARMELING DR,DAYTON,OH,45440
186.89689744519382,149 S FAIRFIELD RD,DAYTON,OH,45440
281.1151854751894,3532 HARMELING DR,DAYTON,OH,45440
287.7787284024572,3525 HARMELING DR,DAYTON,OH,45440
338.39657518984,3540 HARMELING DR,DAYTON,OH,45440
348.5861349530492,149 CHARTLEY CT,DAYTON,OH,45440

CITY OF BEAVERCREEK APPLICATION FOR VARIANCE

Date 10-6-19

Application No. V-19-5

Variance Address 3498 Harmeling Dr. Beavercreek

Name of Applicant Ryan Silcox

Applicant's Mailing Address 3498 Harmeling Dr. Beavercreek

Applicant's Phone Number 937-238-2575

Applicant's Email Address ryaninformation@gmail.com

Name of Contractor _____

Contractor's Address _____

Contractor's Phone Number _____

1. Location Description:

Subdivision Name Fairfield Downs Section No. 1

Lot No. 6 Zoning District _____ Parcel ID B42000 300 2 200 2 2 200

2. Nature of Variance Request: Install a 6 ft. fence

In addition, all items listed in the "Special Instructions to Applicant" must be submitted in order for this application to be processed.

I certify that the information contained in this application and its supplements are true and correct.


Applicant's Signature

FOR OFFICIAL USE ONLY

Date Filed 10/7/19

Fee Paid \$100.00

Received by MG